

SNAPSHOT of HOME Program Performance--As of 06/30/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 19				
% of Funds Committed	98.91 %	95.73 %	1	92.63 %	96	97	
% of Funds Disbursed	98.28 %	90.86 %	1	86.67 %	99	99	
Leveraging Ratio for Rental Activities	4.07	8.81	1	5.03	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	92.93 %	1	88.14 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	97.57 %	75.03 %	1	76.19 %	90	92	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	92.13 %	82.21 %	4	81.48 %	71	78	
% of 0-30% AMI Renters to All Renters***	66.93 %	52.16 %	4	45.62 %	78	84	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.21 %	97.79 %	10	96.17 %	46	50	
Overall Ranking:			In State:	1 / 19	Nationally:	98 99	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$66,322	\$28,474		\$28,750	127 Units	16.60 %	
Homebuyer Unit	\$8,103	\$17,035		\$15,714	420 Units	55.00 %	
Homeowner-Rehab Unit	\$7,918	\$15,657		\$21,140	216 Units	28.30 %	
TBRA Unit	\$0	\$4,084		\$3,230	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Brockton MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$110,709	\$15,633	\$7,790
State:*	\$161,842	\$107,277	\$23,238
National:**	\$103,194	\$78,960	\$24,147

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.19

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	34.9	56.4	74.5	0.0	Single/Non-Elderly:	6.3	16.7	10.6	0.0
Black/African American:	42.9	35.5	22.2	0.0	Elderly:	4.8	0.2	28.2	0.0
Asian:	1.6	0.0	0.0	0.0	Related/Single Parent:	78.6	30.0	28.7	0.0
American Indian/Alaska Native:	0.0	0.5	0.0	0.0	Related/Two Parent:	9.5	40.7	26.4	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.8	10.7	5.1	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.2	0.0	0.0					
Asian/Pacific Islander:	0.0	1.2	0.9	0.0					
ETHNICITY:									
Hispanic	20.6	6.2	2.3	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	5.6	16.0	25.5	0.0	Section 8:	58.7	4.0 [#]		
2 Persons:	39.7	13.1	30.1	0.0	HOME TBRA:	0.0			
3 Persons:	25.4	22.6	16.2	0.0	Other:	21.4			
4 Persons:	22.2	27.6	17.1	0.0	No Assistance:	19.8			
5 Persons:	5.6	13.8	5.6	0.0					
6 Persons:	1.6	5.0	4.2	0.0					
7 Persons:	0.0	1.4	1.4	0.0					
8 or more Persons:	0.0	0.5	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			20	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Brockton State: MA Group Rank: 98
 (Percentile)
 State Rank: 1 / 19 PJs Overall Rank: 99
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 85.50%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 60.40%	97.57	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	92.13	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.15%	99.21	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.980	0.32	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2006 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

